



CITY OF NEWTON PLANNING DEPARTMENT

MANUFACTURED HOMES

A manufactured home is defined as: A portable manufactured housing unit, over thirty-two (32) feet in length and over eight (8) feet in width, designed for transportation on its own chassis and placement on a temporary or permanent foundation. The term shall also include a double-wide housing unit which is two (2) or more portable manufactured housing units, over thirty-two (32) feet in length and eight (8) feet in width, designed for transportation on their own chassis, which connect on-site for placement on a temporary or permanent foundation. Manufactured homes are classified into three (3) categories as follows:

1. **Class A.** Manufactured housing units constructed after July 1, 1976, which meet both State of North Carolina and US Department of Housing and Urban Development Construction Standards that were in effect at the time of construction and also meet City appearance criteria, as determined by the Code Enforcement Officer. It is the intent of these regulations to insure that Class A manufactured homes, when installed, shall have substantially the appearance of an on-site conventionally built single-family dwelling. Class A manufactured homes shall be permitted in the R-20A and R-7A districts only.
2. **Class B.** Manufactured housing units constructed after July 1, 1976 which meet both State of North Carolina and US Department of Housing and Urban Development Construction Standards that were in effect at the time of construction but which do not meet City appearance criteria, as determined by the Code Enforcement Officer. Class B Manufactured Homes shall be permitted only in the R-20A districts.
3. **Class C.** Manufactured housing units which do not meet State of North Carolina and US Department of Housing and Urban Development Construction Standards or City appearance criteria. Class C. Manufactured homes shall be permitted only in the R-20A districts.

Section 26-7.23. Manufactured home appearance criteria.

The Code Enforcement Officer shall use the following criteria in determining the classification of manufactured homes:

1. **Length-width ratio.** Class A manufactured homes shall have a minimum width of eighteen (18) feet, shall have a length not exceeding four (4) times its width, with length measured along the longest axis and width measured perpendicular to the longest axis at the narrowest part; the towing apparatus, wheels, axles, and transporting lights shall be removed and shall not be included in length and width measurements.

2. ***Chassis and tongue removal.*** The towing tongue and undercarriage of the chassis, including wheels and axles, shall be removed upon placement upon a permanent foundation for the unit.
3. ***Foundation.*** The Class A manufactured homes shall be set up in accordance with the standards established by the North Carolina Department of Insurance. In addition, a continuous, permanent masonry foundation or masonry curtain wall constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for one and two-family dwellings, unpierced except for required ventilation and access, shall be installed under the perimeter of the manufactured home.
4. ***Exterior finish.*** The exterior siding shall consist of one (1) or more of the follow: Vinyl or aluminum lap siding (whose reflectivity does not exceed that of a flat white paint), cedar or other wood siding, wood grain, weather-resistant press board siding, stucco siding, brick or stone which shall be comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
5. ***Roof pitch.*** The pitch of the roof shall have a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run, the roof shall be finished with a class C or better roofing material that is commonly used in standard residential construction, (and) all roof structures shall provide an eave projection of no less than six (6) inches, which may include a gutter.
6. ***Steps, platforms, porches, ramps and other access required.*** All manufactured homes shall be equipped with permanent steps, porches, entrance platforms, ramps and other means of entrance and exist to and from the manufactured home and shall be installed or constructed in compliance with the standards of the North Carolina State Building Code, and anchored securely to the ground.